

MINUTES

**CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY
IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY**

APRIL 1, 2015

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR MEETING – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

Mayor Dedina called the Regular Meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Spriggs, Patton
Councilmembers absent:	Bragg
Mayor Present:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald, Assistant City Manager Wade

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ian Lawyer & Mark Santillan, members of Boy Scout Troop 866.

AGENDA CHANGES

None.

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

Councilmember Spriggs announced the monthly Metro JPA meeting is scheduled for tomorrow.

Mayor Dedina reported on his attendance at the SANDAG Borders Committee meeting. He offered condolences to Lifeguard Captain Stabenow and his family on the passing of his mother. He announced Port District staff recommended approval of the City's applications for grant funding for the Cultural Arts Series, Fireworks and Symphony by the Sea events.

City Manager Hall said the Port Board will consider the grant applications in mid-May.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

Sha-Ron Cobb invited the community to the Annual Easter Egg Hunt on April 4, 2015 at 10:00 a.m.

Marey Stone expressed opposition to having a Grocery Outlet supermarket located at the Breakwater Project. Instead, she expressed support for Trader Joe's.

Cheryl Perez spoke about California's Remembering Our Fallen Heroes exhibition and asked for support to honor and respect local fallen heroes from Imperial Beach.

William Blake complained about an Animal Control officer who drove a vehicle on the beach.

PRESENTATIONS (1.1-1.2)

1.1 PROCLAMATION IN RECOGNITION OF STAND UP FOR TRANSPORTATION DAY. (0410-30)

Mark Olson, Public Relations Specialist for MTS, stated the National Stand Up for Transportation Day is a call for action to encourage Congress to pass long term solutions for federal funding for transportation improvement projects. He encouraged the public to show their support by taking public transportation on April 9 and he thanked City Council for their support.

Mayor Dedina presented Mr. Olson with a Proclamation in recognition of Stand Up for Transportation Day, April 9, 2015.

1.2 SELF HELP CARDIO-PULMONARY RESUSCITATION (CPR) PRESENTATION. (0210-55)

Engineer/Paramedic Bell reported on Bystander CPR and how performing CPR can help save lives. He showed a public service announcement presentation on Pulse Point, an application system that alerts nearby CPR-trained bystanders about a sudden cardiac arrest.

CONSENT CALENDAR (2.1-2.3)

MOTION BY PATTON, SECOND BY BILBRAY, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THROUGH 2.3. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, SPRIGGS, BILBRAY DEDINA

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: BRAGG

2.1 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 86319 through 86416 with a subtotal amount of \$453,298.48 and Payroll Checks/Direct Deposits 46461 through 46490 for a subtotal amount of \$290,546.34 for a total amount of \$743,844.82.

2.2 SECOND READING AND ADOPTION OF ORDINANCE NO. 2015-1150 AMENDING CHANGES IMPERIAL BEACH MUNICIPAL CODE CHAPTER 15.50 (FLOOD DAMAGE PREVENTION). (0520-60)

City Council waived the second reading in full and adopted Ordinance No. 2015-1150 which amends Chapter 15.50 of the Imperial Beach Municipal Code (Flood Damage Prevention) by adding specific references to Federal Regulations and California empowerment statutes.

2.3 ATP GRANT "ELM AVENUE TRAFFIC, PEDESTRIAN AND CYCLING SAFETY AND MOBILITY IMPROVEMENTS PROJECT" EXECUTION OFFICIAL. (0390-86 & 0720-25)

Adopted Resolution No. 2015-7562 authorizing the Public Works Director, Hank Levien, to be the City official to execute the Program Supplement Agreement for the "Elm Avenue Traffic, Pedestrian and Cycling Safety and Mobility Improvements Project" for the ATP grant of \$709,000.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4)

4.1 CONSIDERATION OF RESOLUTION NO. 2015-7563 AUTHORIZING THE CITY MANAGER TO EXECUTE AN IMPLEMENTATION AGREEMENT OF THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND BIKEWAY VILLAGE, LLC FOR THE DEVELOPMENT OF THE BIKEWAY VILLAGE PROJECT LOCATED AT 535 FLORENCE STREET AND 536 13TH STREET. (0600-20 & 0680-20)

Mayor Dedina declared the public hearing open.

Assistant City Manager Wade gave a PowerPoint presentation on the item. He noted the following corrections/changes:

- On the staff report, the California Coastal Commission certified the Land Use Amendment on May of 2013, not February of 2014.
- A revised Attachment 2 (Implementation Agreement), containing insubstantial edits, was submitted as Last Minute Agenda Information.

Paul Marra, Managing Principal with Keyser Marston Associates, reviewed the financial analysis.

Zeke Mazur spoke in support for a view platform on the second floor that would extend over the bike path to provide protection from the rain. He also spoke in support of going under a bridge and questioned the cost for staying at the hostel.

In response to Mr. Mazur, Assistant City Manager Wade stated the structures are single story, not two. He also stated that the project is designed in its current configuration because some resource agencies had concern about providing ample setback from the Otay River and the San Diego Bay Wildlife Refuge. They limited the intrusion of structures toward the Bayshore Bikeway and there are some cultural resource issues that limit the amount of construction that can go on in some of those areas. With regard to the cost for staying at the hostel, there is no agreement with a hostel at this time and he noted that it would be a lower cost accommodation.

Councilmember Patton requested continued maintenance of the landscaping as approved.

Mr. Marra reported on the employment estimates which were based on restaurant, retail or hostel uses.

Terry McCaleb, Developer, spoke about the placement of potential tenants.

Terry Arnett, Contractor, spoke about employment opportunities during construction of the project.

City Council discussion ensued regarding the areas that will provide shade/protection for the bikers. It was noted that due to challenges with being close to sensitive habitat and providing raptor perches, there are no tall trees, tall lights, or tall structures.

Discussion regarding funding for the project ensued.

Mayor Dedina commented that there is nothing else like this in the county, it will be a destination landmark for the region and he anticipated having quality tenants.

Without dissention of the City Council, Mayor Dedina closed the public hearing.

MOTION BY SPRIGGS, SECOND BY PATTON, TO ADOPT RESOLUTION NO. 2015-7563 AUTHORIZING THE CITY MANAGER TO EXECUTE AN IMPLEMENTATION AGREEMENT TO THE APPROVED OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE CITY OF IMPERIAL BEACH (THE "CITY") AND BIKEWAY VILLAGE, LLC (THE "DEVELOPER") FOR DEVELOPMENT OF THE BIKEWAY VILLAGE PROJECT (THE "PROJECT"). MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, SPRIGGS, BILBRAY DEDINA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

REPORTS (5.1-5.3)

5.1 CITY COUNCIL BRIEFING NO. 5 – PALM AVENUE MIXED USE & COMMERCIAL CORRIDOR MASTER PLAN UPDATE. (0150-30, 0480-80 & 0600-20)

Assistant City Manager Wade gave a PowerPoint presentation on the item. In response to concerns raised regarding unknown issues associated with relinquishment of SR 75, he stated that staff and consultants will examine the roadway closely. Staff's challenge and objective is to provide City Council with information so there is assurance that the City is in the position to maintain the roadway. There was a request for staff to provide the estimated amount of money the City will receive if the roadway is relinquished the next time this matter is considered by City Council. He spoke about Caltrans' involvement/review of the project should SR 75 be relinquished.

Councilmember Spriggs spoke about the importance of being cognizant of the issues and costs that could arise as a result of accepting relinquishment of the roadway.

Mr. Wade stated that according to Caltrans, if the City accepts relinquishment of the roadway the City would do its own traffic survey and determine speeds. With regard to the Navy, they have not expressed significant concerns regarding the proposed project and there is a willingness to help the City with the signalization.

Mayor Dedina spoke in support for contacting legislative officials to help make a strong case to Caltrans to pay their fair share and to also pay for what they have not spent on the roadway.

5.2 DISCUSSION OF PROPOSED REVISIONS TO THE IMPERIAL BEACH SIGN CODE RELATED TO DIGITAL SIGNS (MF 1046). (0670-95)

Assistant City Manager Wade reported on the item.

Marcus Boyd stated that when his building underwent redevelopment, a sign was removed because of the sign code. He questioned why McDonald's Restaurant was not required to change their signage.

Christine LaPausky indicated that she was opposed to digital signs (she did not speak).

Jim Mickelson commented that he could not find information where the Chamber of Commerce polled its members on this matter and expressed concern if the Chamber adequately represented the business community to the City. He spoke in support for Option 2 for both private and public property. He suggested the City hold a workshop on the matter and notify all businesses to provide input not just the Chamber of Commerce (additional speaking time

donated by Candy Unger).

Councilmember Spriggs stated that if digital signs are used for public information, guidelines need to be developed. As for use by private businesses, there needs to be more input from the business community.

Councilmember Patton raised issues that could occur as a result of having digital signs and noted that they do not fit in with the City's Mission Statement. He spoke in opposition to digital signage.

Mayor Dedina stated that he has not received enough information on this matter. He spoke about holding a public workshop and getting input from the whole business community. He also suggested staff identify cities where this has been done.

City Manager Hall stated staff received direction to obtain more input.

5.3 STRATEGY FOR GOAL IDENTIFICATION AND ESTABLISHING BUDGET AND CAPITAL IMPROVEMENT PLAN PRIORITIES. (0410-05)

City Manager reported at the City Council retreat, Councilmembers Spriggs and Bragg were asked to put together a strategy for obtaining input necessary to set goals and priorities for the budget and CIP. They proposed a public outreach event at Veterans Park on April 23rd from 5:00 p.m. to 7:00 p.m. He had the opportunity to talk to Councilmember Bragg who said she desired establishment setting a tradition involving the community in the budget process.

Councilmember Spriggs spoke about the opportunity to involve and educate the public about the budget and what is happening in each department. He also spoke about having a workshop with the public on updating the Big Picture, a strategic plan for where capital investments will be spent.

City Manager Hall stated the public gathering at Veteran's Park is an opportunity for the public to see what is happening in each department and to provide input on the types of improvements they are interested in. He announced a budget workshop is scheduled for May 13, 2015.

Mayor Dedina spoke in support for a participatory budgeting process.

MOTION BY BILBRAY, SECOND BY PATTON, TO DIRECT STAFF TO PREPARE FOR A COMMUNITY OUTREACH EVENT WHERE RESIDENTS CAN LEARN MORE ABOUT CURRENT DEPARTMENT ACTIVITIES, DISCUSS AND SUGGEST FUTURE PROJECTS, AND PROVIDE INPUT ON THE TWO YEAR MUNICIPAL BUDGET; ALSO DIRECT STAFF TO INITIATE A COMPREHENSIVE UPDATE OF THE BIG PICTURE DOCUMENT. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, SPRIGGS, BILBRAY DEDINA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURN REGULAR MEETING

Mayor Dedina adjourned the Regular Meeting at 8:24 p.m.

_____/s/
Serge Dedina
Mayor

_____/s/
Jacqueline M. Hald, MMC
City Clerk